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IMPACT INFORMATION CENTER - SPECIAL REPORT NO. 4
September 1976

MOBILE HOME LIVING IN FAIRBANKS

by
Sue Fison

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NOTE: The Impact Advisory Committee meets regularly on the third Wednesday of every month at 7:30 p.m. in the basement conference room of the Borough's new office.

The public is invited to attend and participate.

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The Impact Information Center Report is published on the third Wednesday each month by the Fairbanks North Star Borough, P.O. Box 1267, Fairbanks, Alaska 99707. Application to mail at controlled circulation rates is pending at Fairbanks, Alaska.

INTRODUCTION

In April 1974, just prior to the advent of pipeline construction there were 2,237 mobile homes in the Fairbanks North Star Borough comprising about 18% of the area's housing units. Since that time Borough tax records indicate that 1,245 additional mobile homes have been brought into the Fairbanks area, an increase of 56% in a little more than two years. At present, mobile homes account for 23% of the estimated 15,200 housing units in the Borough. About half of the housing units which have been added to the Fairbanks area during the pipeline period have been mobile homes. The Impact Center's survey found that mobile homes in Fairbanks average 3.2 persons per household. On the basis of this statistic, the Impact Center estimated that there are 11,142 mobile home residents in Fairbanks.

The purpose of this special report is to examine the role that mobile homes have played in meeting the community's housing needs during the pipeline boom. Why did people choose mobile homes over other types of housing in increasing numbers? Are mobile home residents primarily newcomers and pipeline workers? What do mobile home residents see as the advantages and disadvantages of mobile home living?

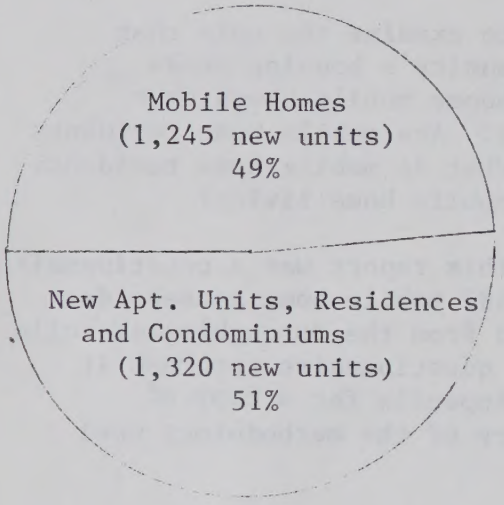
The primary source of information for this report was a questionnaire mailed to more than 90% of the Borough's 3,482 mobile home households. The mailing list for this survey was derived from the Borough's tax rolls. Approximately 21% of those who received the questionnaire returned it to the Impact Information Center. See the Appendix for a copy of the cover letter, questionnaire and a summary of the methodology used to determine the response rate.

Mail back questionnaires are commonly subject to bias because there may be factors which will cause some segments of the population being surveyed to return the questionnaires more frequently than others. In a survey of landlords and tenants who were involved in cases with the Emergency Rent Review Board, for example, the Impact Center found that those who won cases responded more frequently than those who lost. Although the overall return rate for the mobile home survey was 21%, the response rates from different segments of the mobile home population varied widely. The rate of return (percentage of questionnaires answered of those mailed out and deliverable as addressed) was 26% for mobile home park residents, 16% for mobile home residents on their own land, and 10% for mobile home residents on land owned by another person, but not in a park. It may be that mobile home residents situated on their own land view themselves more as homeowners than mobile home residents. There were also different response rates from some of the parks. Response rates tended to be higher from those parks which have been expanded or established during the pipeline period. In analysis of the survey, the report will attempt to make the reader aware of the effect of such biases on the results.

Mobile Homes & Other Housing
Fairbanks 1974-1976

Year	Apt. Units, Condominiums & Houses	% of Total Units	Mobile Homes[1]	% of Total Units	Total Housing Units
1974	10,398	82%	2,237	18%	12,635[2]
1975	11,004	79%	2,896	21%	13,900[2]
1976	11,718	77%	3,482	23%	15,200[3]

New Fairbanks Housing Units
1974-1976



Size of Mobile Home Households

# of People In Mobile Home	% of Household
1	8%
2	30%
3	21%
4	22%
5	13%
6	4%
7 or more	2%

531 households in sample

Average Number of Persons Per Household

All Fairbanks Households[3] = 2.9 persons/household

Mobile Homes = 3.2 persons/household

Estimated Number of Fairbanks Residents in Mobile Homes

3,482 mobile homes X 3.2 persons/household = 11,142 persons

---

[1] Estimates made by Fairbanks North Star Borough, Assessing Office.

[2] The 1975 estimate was made by the U.S. Dept. of Housing and Urban Development in Housing and Urban Development Report, Fairbanks, Alaska as of April 1, 1975. The 1974 estimate: 13,900 - 606 new residences - 659 mobile homes = 12,635.

[3] John Kruse, U of A, July 1976.

The mobile home residents who responded to the questionnaire were asked, but not required, to include their name and address so that they could be mailed a copy of the report. Nearly two-thirds of those who returned questionnaires included this information.

In addition to the mobile home resident survey, the Impact Center staff surveyed mobile home park owners and managers, mobile home dealers, banks, and credit unions. Government officials, appraisers, fire protection personnel and other resource persons were consulted on various aspects of mobile home living.

Persons with comments, suggestions, or corrections regarding this report are encouraged to contact the Impact Information Center.

WHO LIVES IN MOBILE HOMES IN FAIRBANKS AND WHY DID THEY CHOOSE MOBILE HOME LIVING?

In response to the question, "Why did you decide to live in a mobile home in Fairbanks?", 58% of those surveyed by the Impact Center said because "other housing was too expensive." Two explained:

"We got caught in the housing crunch just after we were completing school and starting a family. We chose a trailer rather than building a house so we could leave in a year or two if conditions don't improve."

"We were forced into mobile home living when we arrived in the middle of the pipeline ripoff housing squeeze, and did not work for the pipeline. Mobile home living is not desirable for anyone who can afford a real house."

Fifteen percent said they chose mobile home living because "no other housing was available." Eight percent said they chose mobile home living because it was company provided. A more detailed discussion of company provided housing appears later in this report (see page 33). The table below sommarizes the major reasons respondents chose mobile home living in Fairbanks:

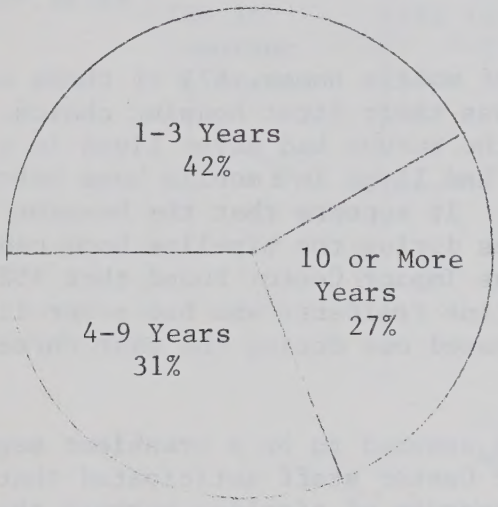
"Why Did You Decide to Live in a Mobile Home in Fairbanks?"

	All Responses	Newcomers (3 yrs. or less)	Pre-Pipeline Residents (4 yrs. or more)	Mobile Home Park Residents	Mobile Home Residents on own Land
"I prefer mobile home living"	7%	4%	9%	5%	12%
"No other housing was available"	14%	18%	11%	16%	11%
"Other housing was too expensive"	54%	48%	58%	57%	54%
"No other housing was available & other housing was too expensive"	12%	21%	6%	12%	4%
Other	13%	9%	16%	10%	19%
Number of Responses	530	223	303	322	162

Based on a sample of 530 mobile home households.

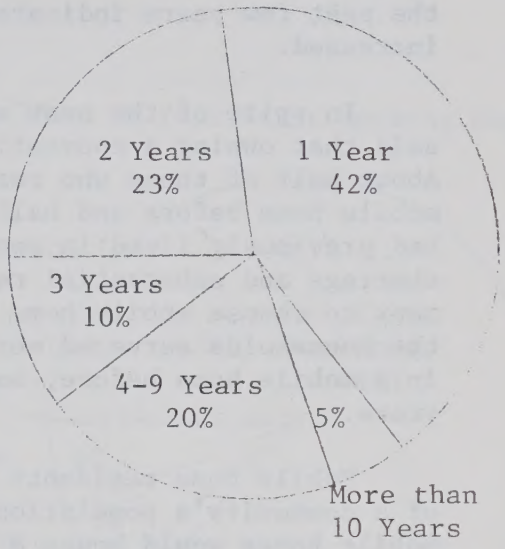
The Impact Center's survey found that the increase in Fairbanks' mobile home population was not due exclusively to newcomers. About 58% of the mobile home residents who responded indicated that they had lived in the community four or more years. Although 42% said they had been in their mobile home less than a year, 25% said they had been in their home for at least four years.

"How Many Years Have You Lived in Fairbanks?"



Sample size: 529

"How Many Years Have You Lived in This Mobile Home?"



Sample size: 527

"Type of Mobile Home?"

	Single-wide	Double-wide	Sample Size
All Households Surveyed	93%	7%	514
New Mobile Homes 1970-73	91%	9%	44
New Mobile Homes 1974-76	87%	13%	142

"Wanigan Attached to Mobile Home?"

Yes	59%
No	41%

Sample size: 474

Number of Bedrooms

One	7%
Two	46%
Three	44%
Four or more	3%

Sample size: 531

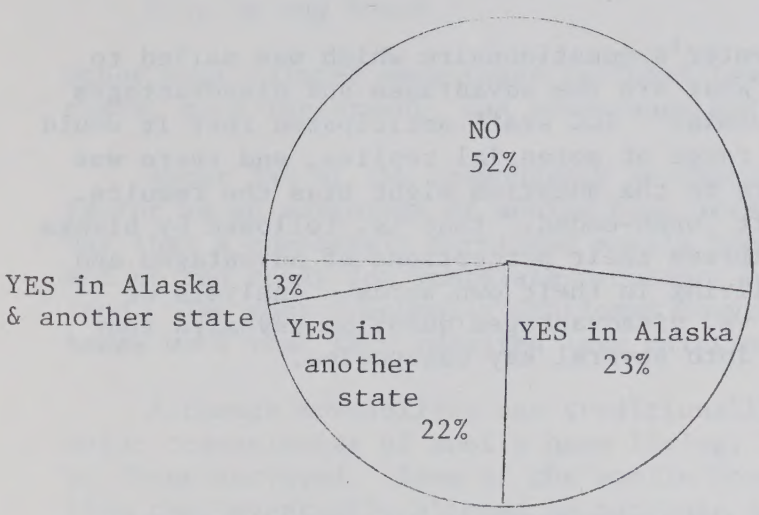
Ninety percent of the mobile homes surveyed contained two or three bedrooms. By comparison, the Impact Center's survey of the major Fairbanks apartment complexes (see Impact Information Center Report No. 21, May 1976) found that only about a third of the apartments in these facilities had two or three bedrooms. Large apartments were not only less common, but typically have had very high rents. The Impact Center's January to June 1976 summary of advertised apartment rents showed that the average rent asked for a two bedroom apartment was about $550/month and a three bedroom apartment was $650-725/month. Although only 7% of the mobile homes surveyed were doublewide models, data on new units purchased in the past few years indicated that the percentage of doublewides has increased.

In spite of the cost advantages of mobile homes, 87% of those surveyed said that owning a conventional home was their first housing choice. About half of those who responded to the survey had never lived in a mobile home before and half those who had lived in a mobile home before had previously lived in one in Alaska. It appears that the housing shortage and substantial rent increases during the pipeline boom caused many to choose mobile home living. The Impact Center found that 15% of the households surveyed were pre-pipeline residents who had never lived in a mobile home before, but had purchased one during the past three years.

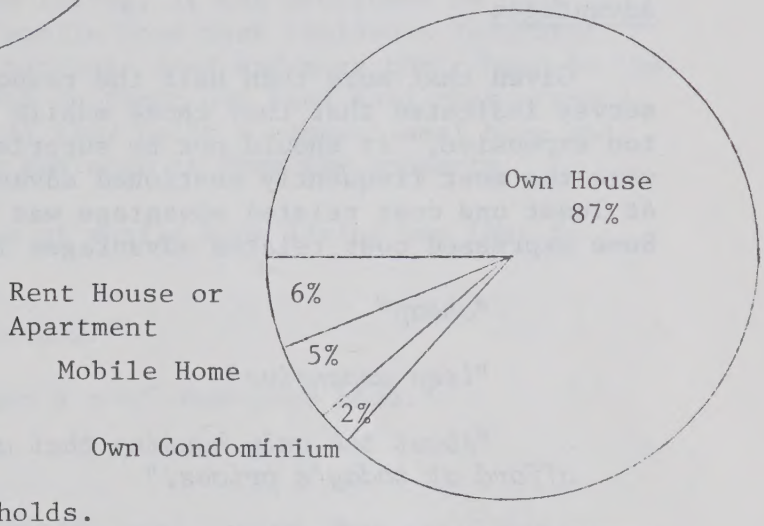
Mobile home residents are usually assumed to be a transient segment of a community's population and Impact Center staff anticipated that mobile homes would house a higher percentage of pipeline workers than other types of housing. The survey found that 26% of the mobile home households had a member working on the pipeline, but that figure was biased by the fact that the response rate from Collegiate Park, a mobile home park exclusively for Alyeska employees, was a rather high 40%. When Collegiate Park households were excluded, the percentage of households with a member working on the pipeline dropped to 22%. A survey of the Fairbanks area done by University of Alaska researcher Dr. John Kruse in July 1976 found that in 20.5% of all Fairbanks households either the head of the household or the household's spouse was working on the pipeline. Thus the figure for mobile homes is very close to that for the entire community.

Newcomer households had members working on the pipeline more frequently than those who lived in Fairbanks prior to the pipeline. There were also age differences in percentage of households with a member working on the pipeline. In households headed by persons 20-29 years of age, for example, about 27% had a member working on the pipeline, but the figure was only 13% for households headed by a person 30-39 years old. The table on the next page summarizes the information on pipeline workers in the mobile home households surveyed:

"Have You Ever Lived in a Mobile Home Before?"



"What is Your First Housing Choice?"



Based on responses by 453 households.

"Pipeline Worker in Household?"

	Yes	No	Sample Size
All Fairbanks households	20%	80%	408
All mobile home households	26%	74%	534
Mobile home households, excluding Collegiate Park			
Total	22%	78%	506
Newcomer households (3 years or less)	26%	74%	194
Pre-pipeline resident households (4 years or more)	18%	82%	303
Mobile home park households	25%	75%	291
Mobile home households on own land	17%	83%	174
Households with heads - 20-29 years old	27%	73%	139
" " - 30-39	13%	87%	143
" " - 40-49	17%	83%	103
" " - 50-59	28%	72%	57
" " - 60 & up	33%	67%	30

ADVANTAGES AND DISADVANTAGES OF MOBILE HOME LIVING

The Impact Information Center's questionnaire which was mailed to mobile home residents asked, "What are the advantages and disadvantages of mobile home living in Fairbanks?" ICC staff anticipated that it would be difficult to list the wide range of potential replies, and there was concern that suggesting answers to the question might bias the results. Therefore the question was left "open-ended," that is, followed by blanks to allow the respondents to express their perceptions of advantages and disadvantages of mobile home living in their own words. Analysis of the answers to the advantages vs. disadvantages question revealed that most answers could be grouped into several key categories.

Advantages

Given that more than half the respondents to the Impact Center's survey indicated that they chose mobile homes because "other housing was too expensive," it should not be surprising that cost-related factors were the most frequently mentioned advantages of mobile home living. At least one cost related advantage was listed by 56% of those surveyed. Some expressed cost related advantages in general terms:

"cheap"

"less expensive"

"About the only housing that an average working family can afford at today's prices."

However, most mentioned more specific cost related advantages such as:

"down payment was not as much"

"easier to qualify for loans"

"lower initial cost."

Some liked the idea of having the home paid for in 7 years, rather than the 25 to 30 years it takes to finance a conventional mortgage. Some respondents compared mobile home cost advantages to rental housing:

"Rent is too high and if you buy a trailer you'll have something to show besides rent receipts."

Others related mobile home cost advantages to buying or building a conventional home:

"Mobile homes are the only way to go in Fairbanks considering

the price of a home with the financing. They are paid off in a couple of years, can be converted and built on to and be as nice as any house."

Other cost related advantages included lower operating and maintenance costs, good investment, tax advantages and good resale value.

About 34% of the respondents mentioned a convenience related factor as an advantage of mobile home living in Fairbanks. One of these was that a completely furnished mobile home could be quickly and easily set up and ready for immediate occupancy either in a park or on private land. The most frequently mentioned convenience features of mobile homes were that they required less maintenance and were easier to clean.

Although moveability has traditionally been regarded as one of the major conveniences of mobile home living, it was mentioned by only 7% of those surveyed. Some of the mobile home park residents indicated that they eventually planned to purchase land and move their home to the new site. Others who were located on their own land said they planned to live in their mobile home until they built a conventional home and would later sell the mobile home and move it from the property.

Some said the only advantage of mobile home living was that it was somewhere to live:

"It was housing when needed."

"No advantage other than a roof over your head."

"Better than a tent."

Others indicated that they liked mobile home living, but still had reservations:

"Nice and warm if you pay enough and buy a good one. I have no complaints, but I would prefer not to live in one."

However, others said they felt mobile home living was comparable, if not better than other housing:

"Our mobile home is so big - it's like living in a home since we built a big family room and double car garage."

"This is a beautiful, well constructed home. We placed it on a concrete basement for permanent living. Dollar for dollar we could not have made a better buy, nor built as economically. To look at it, you cannot tell it from a well constructed wood frame home.

The ranking of advantages of mobile home living (on the next page)

illustrates some of the differences between the attitudes of mobile home park residents and persons living in mobile homes on their own property. The top ranked advantage mentioned by mobile home park residents was that mobile homes were less expensive or better than renting. By comparison, that advantage was last on the list of residents who had mobile homes on their own land.

Ranking of Advantages of Mobile Home Living In Fairbanks

Mobile Home Park Residents	Residents with Mobile Homes on Own Land
1. Less expensive and/or better than renting (16%)	1. Quick housing - immediately available (20%)
2. Little maintenance, easy cleaning, compact and convenient (13%)	2. Little maintenance, easy cleaning, compact and convenient (13%)
3. Privacy and Independence (10%)	3. Easier to qualify for a loan, easier financing, shorter length of payments (13%)
4. Easier to qualify for loan, easier financing, shorter length of payments (9%)	4. Lower operating and maintenance costs (11%)
5. Lower operating and maintenance costs (8%)	5. Better than buying or building (9%)
6. Less expensive and/or better than buying or building (7%)	6. Can be moved (9%)
7. Good investment and/or tax advantages (7%)	7. Better than renting (8%)
8. Quick housing - immediately available (6%)	
9. Can be moved to another location (5%)	

Disadvantages

More than a fourth of the respondents to the Impact Center survey mentioned problems with heating as a disadvantage of mobile home living. Some representative comments were:

"poor construction for arctic living"

"single-strength window panes - heat loss through roof and walls"

"hard to heat after -50°"

"windows don't close - snow grows on walls"

"frozen pipes."

Some persons, particularly those living in older models, said they had sprayed foam insulation on their mobile homes. The most common measure taken to reduce heat loss was attaching an arctic entry to the home, but some persons said more extreme measures were required :

"to save on heating we have to block off all windows with insulation in winter."

A more detailed discussion of the problems and costs involved in heating mobile homes appears later in this report in the section on "Design, Construction and Safety of Mobile Homes" (see page 38).

More than 20% of the respondents indicated that mobile homes were too small:

"the rooms are too small"

"too closed in during long winters"

"too small for family living."

Mobile home owners frequently get around the problem of inadequate space by attaching a wanigan to the structure. In some mobile homes wanigans are little more than small porches, but others have spacious wanigans which are major additons to the living area. Fifty-nine percent of the respondents to the Impact Center survey said a wanigan was attached to their mobile home.

The third-ranking disadvantage mentioned by mobile home residents was problems with maintenance and quality of construction. Some comments were:

"constant maintenance"

"life span is too short, they deteriorate fast"

"mobile homes are grossly overpriced for the quality of construction"

"the best quality is still cheap and flimsy - harder to make repairs or improvements and change styling"

"poor quality construction when compared to a house."

Depreciation and difficulties in selling mobile homes were mentioned by 12% of the households on their own land compared to 3% of those in parks, the reason for this difference is not clear. Some comments were:

"depreciates faster than homes"

"market is becoming crowded, forcing values down"

"after the pipeline, trailers won't be worth much."

Residents also listed greater fire hazards as one of the disadvantages of mobile home living. Potential fire danger in mobile homes is discussed in another section of this report (see page 40).

The table below compares the attitudes of mobile home park residents and persons residing on their own land regarding the disadvantages of mobile home living. It appears that these two groups hold similar views.

Ranking of Disadvantage of Mobile Home Living in Fairbanks

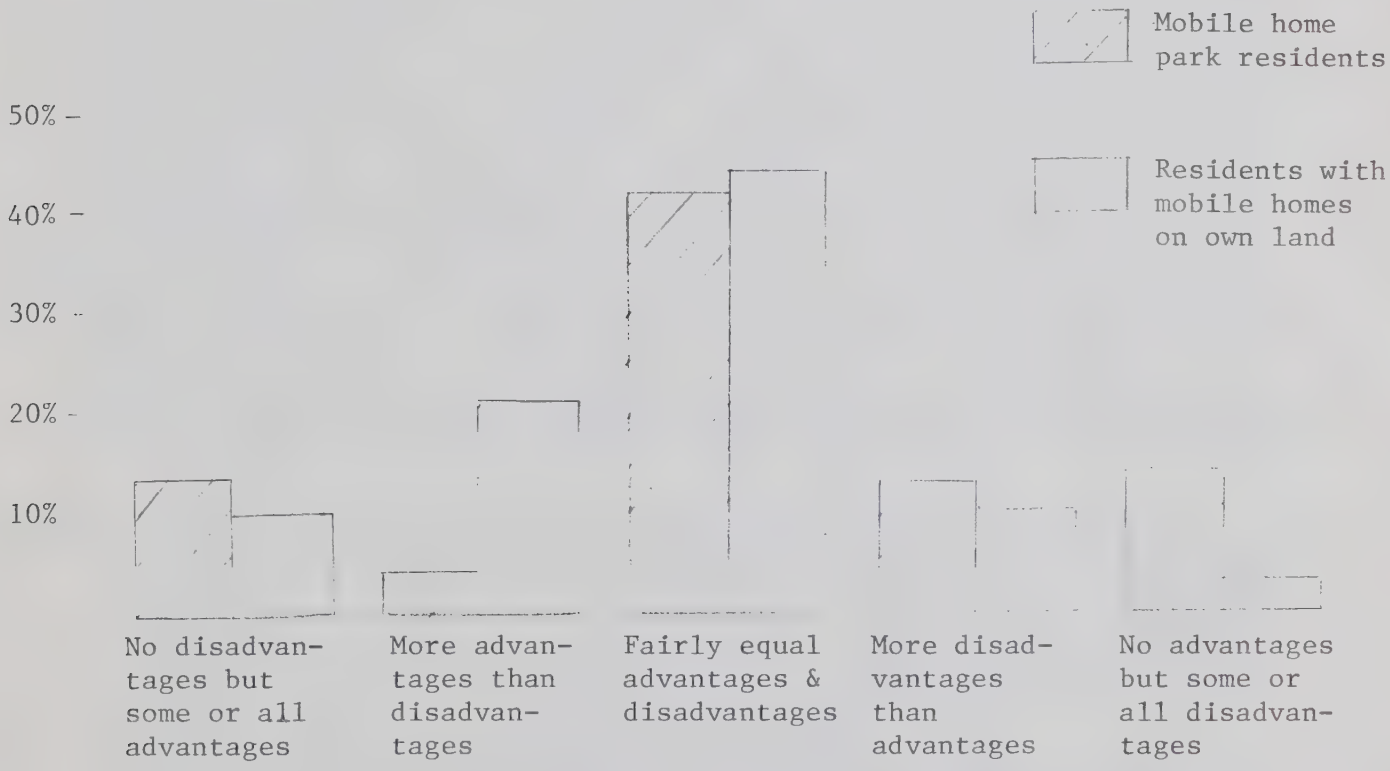
Mobile Home Park Residents	Residents with Mobile Homes on Own Land
1. Heating problems, inadequate insulation (25%)	1. Heating problems, inadequate insulation (27%)
2. Mobile homes too small, not enough storage (24%)	2. Mobile homes too small, not enough storage (22%)
3. Maintenance problems, poor quality of construction (15%)	3. Maintenance problems, poor quality of construction (13%)
4. High operating costs (9%)	4. Depreciation, difficult to sell (12%)
5. Burn more easily, fire trap (8%)	5. High operating costs (5%)
6. Depreciation, difficult to sell (3%)	6. Burn more easily, fire trap (3%)

Based on responses to the question "What are the advantages and disadvantages of mobile home living in Fairbanks?" made by 323 mobile home park residents and 174 persons in mobile homes on their own land.

Comparison

After all of the responses on particular advantages and disadvantages of mobile home living had been tallied for each questionnaire, Impact Center staff attempted to evaluate the overall response, i.e.: did the respondent list more advantages or disadvantages? Under advantages a number of respondents had written "none" and given long lists of disadvantages. Conversely, others had given many advantages and written statements such as "none for us" in the disadvantages column. For some there were more disadvantages or more advantages, but others listed fairly equal advantages and disadvantages. A summary comparison of advantages vs. disadvantages which follows illustrates that mobile home residents on their own land generally see more advantages of mobile home living than those persons living in parks.

Advantages vs. Disadvantages of Mobile Home Living in Fairbanks



Based on analysis of responses to "What are the advantages and disadvantages of mobile home living in Fairbanks?" made by 284 mobile home park residents and 139 persons with mobile homes on their own land.

CHOOSING A MOBILE HOME LOCATION

Persons who purchase mobile homes can locate them in mobile home parks, set them up on their own land, or arrange with a landowner to locate them on private property. Regardless of the option chosen, mobile home owners have to observe the Borough's zoning regulations that restrict areas allowing mobile homes. The pipeline boom created a shortage of mobile home spaces which further restricted location choices. Discussion of these restrictions on choice is followed by an examination of why respondents to the Impact Center's survey chose their present mobile home location, and what they view as its advantages and disadvantages.

Zoning Regulations

Mobile homes are not permitted in many areas of the Fairbanks North Star Borough where single family residences are allowed. The table on the next page compares the zones which allow single and multi-family residential structures with those which allow mobile homes and mobile home parks. Conventional single family residences are permitted in 12 zones, while mobile homes are allowed in five. Mobile homes are permitted conditionally in two other residential zones. Phil Berrian, director of the Borough's Planning and Zoning Department said that conditonal use of mobile homes in these zones requires that a plan for their use be submitted to the Planning and Zoning Commission. He said that in areas where conventional structures predominate, mobile homes are generally allowed temporarily while the owner is building a home. However, Berrian noted that if there are already a number of mobile homes in the area, the commission will sometimes allow the owner to locate a mobile home on the property permanently. Multi-family residential structures are permitted within ten areas in the Borough, but mobile home parks are allowed in only two zones.

As a result of these zoning restrictions many mobile homes are located in zones which have "unrestricted use." Many are in low-lying areas which have soil underlain with permafrost and where land values are lower. Berrian explained that one of the advantages of mobile homes is that they can more easily be located in permafrost areas than conventional housing.

Exclusion of mobile homes from certain areas of a community where other types of residences are allowed is common throughout the United States. However, a recent article in the National Observer revealed that such laws are being challenged as discriminatory. The article noted that at least one state has moved to end such discrimination:

> *". . . the Vermont Legislature has decreed that no town or municipality . . . can discriminate against mobile homes. A*

Fairbanks North Star Borough
Comparison of Residential and Mobile Home Zoning
July 1976

Zoning	Residential Structure Containing One Dwelling	Residential Structure Containing More than 2 Dwelling Units	Mobile Home	Mobile Home Park and/or Subdivision
Outdoor Recreation	N	N	N	N
General Agricultural	P	P	P	N
Rural Estate	P	P	C	N
Rural Estate I	P	P	P	N
Rural Residential	P	P	C	N
Rural Residential I	P	P	P	N
Restricted Residential I	P	N	N	N
Restricted Residential II	P	N	N	N
General Residential	P	P	N	N
Multiple Residential I	P	P	N	N
Multiple Residential II	P	P	P	P
Residential - Office	P	P	N	N
Neighborhood Shopping	N	N	N	N
Business I	N	N	N	N
Business II	N	N	N	N
Business III	N	N	N	N
Air Industrial Park	N	N	N*	N
Light Industrial I	N	N	N*	N
Light Industrial II	N	N	N*	N
Heavy Industrial	N	N	N*	N
Unrestricted Use	P	P	P	P

P = Permitted Outright C = Permitted Conditionally N = Not Permitted
*Permitted as assessory use to permitted principle uses.

Source: Fairbanks North Star Borough, Planning and Zoning Department.

state law that went into effect last month contains a controversial new zoning doctrine on low-income housing, a doctrine that some zoning experts say will soon influence courts' and local governments' zoning decisions from coast to coast.

"The police powers of local government, the new Vermont law says, cannot be used to exclude mobile homes or any other form of prefabricated housing. Such low-income homes, the new law says, must be treated on an equal basis with other types of housing" (National Observer, August 14, 1976, p. 7).

Norman Williams, Jr., a professor at Vermont Law School who specializes

in planning law, said it's more likely that the courts rather than the legislatures will spread the "antiexclusionary doctrine" in zoning. He pointed out that courts in more than a dozen states had in various ways already "declared themselves against exclusionary zoning" (Ibid.).

A number of the respondents to the Impact Center's survey mentioned dissatisfaction with the Borough's zoning regulations. One mobile home park resident who would like to relocate his mobile home said:

> *"I am looking for a piece of good view property on Farmer's Loop or McGrath Road, but the choice is severely restricted by zoning. There is discrimination against mobile home owners and a fear that mobile homes will 'ruin' the neighborhood."*

Another felt that such restrictions force mobile home owners to locate in parks:

> *"Zoning ordinances restrict choice of property for mobile homes. They are looked upon by many as tin shacks occupied by transients. This enables mobile home parks to charge ridiculous rents and still remain filled to capacity."*

Berrian told the Impact Center that although mobile homes are excluded from some residential areas, he felt that mobile home owners still have a wide choice of locations. He estimated that 50% of the subdivisions approved by the Planning Commission within the last year have permitted the use of mobile homes either outright or conditionally.

Reservation of Mobile Home Park Spaces by Dealers

The housing shortage which created an unprecedented demand for mobile homes in Fairbanks created a corresponding demand for mobile home park spaces. However, nearly all of the mobile home park owner/managers contacted by the Impact Center said their spaces had been filled to capacity prior to the pipeline. Most of the mobile home park spaces which were built during the past two and one half years were reserved by dealers prior to completion so that they could have them available for those who purchased their mobile homes.

Three of the five mobile home dealerships currently operating in Fairbanks said they did not reserve spaces in 1975 and experienced difficulty getting them for their customers. One termed it his "biggest problem," another commented, "We definitely had a problem. Spaces were in short supply and we missed sales because we didn't have a place to locate them." Two other dealers said they had reserved spaces in parks during 1975.

Many of the mobile home residents who responded to the Impact Center's survey mentioned that the tie-in between dealers and park owners had limited their choice of location. One explained that he did not purchase

the mobile home which was his first choice, because the dealer had reserved spaces in a park which he found undesirable. Instead the respondent said he purchased a mobile home which was his second choice from another dealer who had reserved spaces in the park he preferred.

Jamie Love, director the Alaska Public Interest Research Group, said that tie-ins between mobile home parks and dealers have two effects on consumers:

> *"First, said Love, it has reduced the competition among dealers for sales. A few large dealers dominate the sales market, since they control most of the vacant spaces. The smaller independent vendors who failed to buy up vacant spaces cannot compete for sales, even if they sell their trailers for less, since they don't have spaces to put them on.*
>
> *"Love says this is only half of the problem. When the dealers control the spaces they can determine the type of units which are sold, and that usually means the delux models which cost the most.*
>
> *"Love said there is a demand for the smaller, less expensive trailers, but that the dealers are using their control over the availability of spaces to move the luxury models, loaded with expensive extras which mean higher mark-ups and bigger profits"* (Fairbanks Daily News-Miner, April 15, 1976).

Jim Blyth of Columbia Mobile Homes Sales, said the tie-in between dealers and parks was needed to insure the development of new mobile home parks spaces. He explained that his firm is currently involved in construction of a $4.5 million park in the North Pole area which will have 515 spaces. Blyth said the rate of return on a mobile home park is low compared to the high capital outlay required to develop it. As a result, he said there is little economic incentive for persons not involved in mobile home sales to invest in such developments. Blyth said that financing of the new park in North Pole would not have been possible without committments from dealers to reserve spaces.

During the 1976 session the Alaska State Legislature was unsuccessful in an attempt to make tie-ins between dealers and parks a violation of the State's Unfair Trade Practices Acts. However, the legislature amended the Alaska Landlord-Tenant Act to include the following:

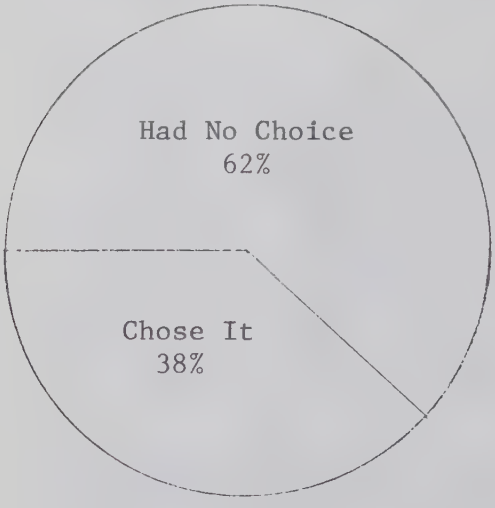
> *"A vendor of mobile homes may not require as a condition of sale that a purchaser locate the mobile home in a particular mobile home park or in one of a particular group of mobile home parks"* (SCS CSHB 829 am S).

Choice of Location

Responses to "Why did you choose this location?" by mobile home park residents revealed the effect of the shortage of spaces during the pipeline construction period. Sixty-two percent of those in parks said they had no choice in their location. Although nearly half said they had no choice because the mobile home was purchased used and already located on the site, 27% said they located in a particular park because it was the only space available. A number in this latter group commented that the dealer had a tie-in arrangement with the mobile home park owner. Of the 38% who indicated that they had chosen the park, satisfaction with the area and the convenience of the location ranked highest in their reasons for choosing the park.

In contrast to the lack of choice among the park owners, 94 percent of those on their own land said they had chosen their location. They gave satisfaction with the area, freedom, privacy and land ownership as the major reasons for choosing their locations. The following tables compare the choice of location responses of mobile home park residents with those located on their own land.

"Why Did You Choose This Location?"
Mobile Home Park Residents

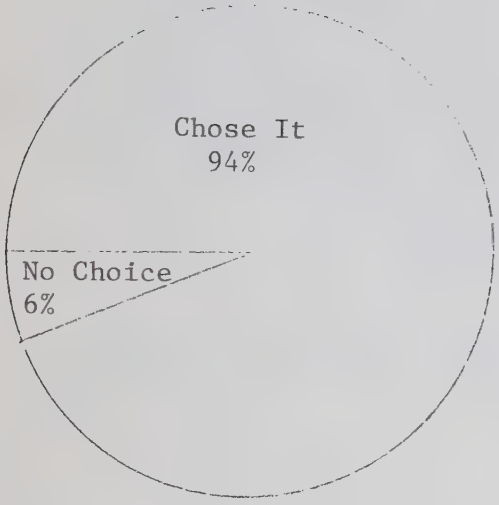


Had No Choice because:
1. Mobile home already here (29%)
2. Only space available (27%)
3. Company provided housing (10%)

Chose It because:
1. Nice environment, like the area (17%)
2. Convenient (15%)
3. Good price (6%)
4. Freedom & privacy (4%)
5. Availability of utilities & services (3%)

Based on responses from 303 mobile home park residents and 152 mobile home owners situated on their own land. Note: Some respondents gave more than one reason for why the location was not a choice or why they chose it.

"Why Did You Choose This Location?"
Mobile Home Residents On Own Land



Had No Choice because:
1. Already here (5%)
2. Only space available (1%)

Chose It because:
1. Nice environment, like the area (28%
2. Freedom & privacy (25%)
3. Owned land (23%)
4. Good Price (16%)
5. Convenient (15%)
6. Availability of utilities & services (4%)

Based on responses from 303 mobile home park residents and 152 mobile home owners situated on their own land. Note: Some respondents gave more than one reason for why the location was not a choice or why they chose it.

Location Advantages & Disadvantages

Mobile home residents surveyed by the Impact Center were asked "What do you feel are the advantages and disadvantages of this location?" The question was followed by blanks to allow respondents the opportunity to express their own reasons (for a discussion of such "open-ended" questions see page 8 of this report).

A comparison of the ranking of location advantages by mobile home park residents and those on their own land is shown in the table on the next page. Park residents placed convenience at the top of their list while those located on their own land mentioned freedom and privacy.

Ranking of the disadvantages of the location showed that mobile home park residents listed more disadvantages and listed them more frequently than landowners. The major overcrowding complaint in parks was insufficient space between the mobile homes. The major overcrowding factor noted by those on their own land was increased traffic.

Poor quality of roads and road maintenance were mentioned by 26% of the mobile home park residents and 12% of those on their own land. Both groups mentioned utilities problems, but for park residents they were generally related to the poor quality of services while those on their own land related primarily to the unavailability of services. Both

Ranking of Location Advantages

Mobile Home Park Residents	Residents with Mobile Homes on Own Land
1. Convenient (37%)	1. Freedom & privacy (55%)
2. Nice environment, like the area (25%)	2. Nice environment, like the area (22%)
3. Freedom & privacy (21%)	3. Convenient (21%)
4. Availability of utilities & services (12%)	4. Availability of utilities & services (9%)
5. Good mobile home park (12%)	5. Inexpensive (8%)
6. Inexpensive (8%)	

Based on responses to the question "What do you feel are the advantages and disadvantages of this location?" made by 323 mobile home park residents and 174 persons in mobile homes on their own land.

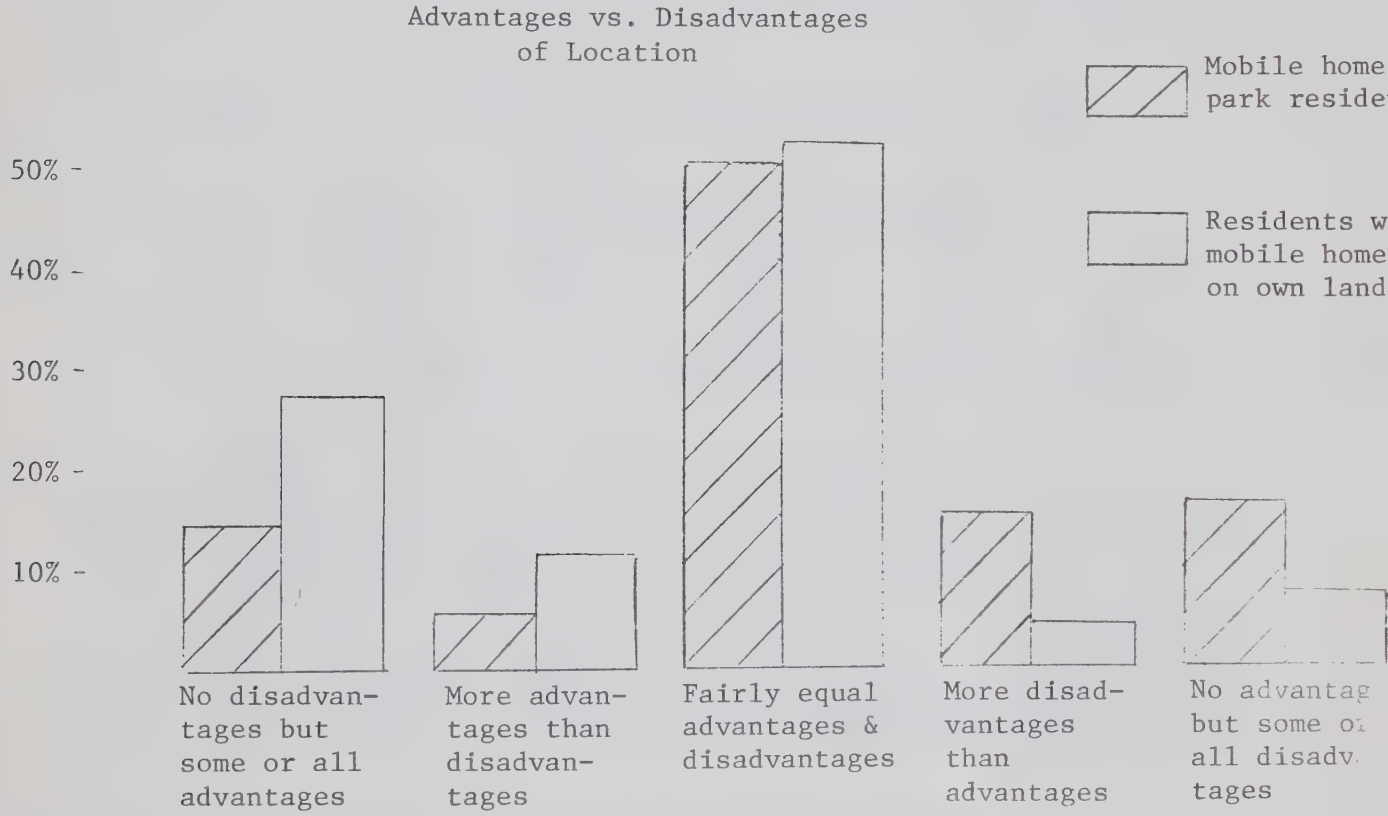
Ranking of Location Disadvantages

Mobile Home Park Residents	Residents with Mobile Homes on Own Land
1. Poor mobile home park management & services (32%)	1. Inconvenient (18%)
2. Overcrowding (28%)	2. Water, sewer & other utility problems - primarily unavailability of services (15%)
a. not enough space (9%)	3. Overcrowding (14%)
b. problems with neighbors (8%)	a. traffic (6%)
c. noise (5%)	b. problems with neighbors (4%)
d. traffic (4%)	c. noise (3%)
3. Poor quaility of roads and/or road maintenance (26%)	4. Poor quality of roads and/or road maintenance (12%)
4. Water, sewer and other utility problems - primarily poor quality of services (20%)	5. Lack of fire protection and/or high fire insurance rates (11%)
5. Inconvenient (12%)	6. Too cold (7%)
6. Unattractive area (9%)	7. Unattractive area (2%)
7. Lack of fire protection and/or high fire insurance rates (7%)	
8. Too cold (3%)	

Based on responses to the question "What do you feel are the advantages and disadvantages of this location made by 323 mobile home park residents and 174 persons in mobile homes on their own land.

groups mentioned the lack of fire protection and high fire insurance rates. These are discussed later in the report beginning on page 40.

The table which follows gives the overall advantages and disadvantages of the location as seen by mobile home residents (methodology used to evaluate the responses is explained on page 13). Park residents mentioned disadvantages much more frequently and saw fewer advantages to the location than persons on their own land.


Advantages vs. Disadvantages of Location
Mobile home park reside
Residents w mobile home on own land
50% -
40% -
30% -
20% -
10% -
No disadvantages but some or all advantages
More advantages than disadvantages
Fairly equal advantages & disadvantages
More disadvantages than advantages
No advantag but some o all disadv tages

Based on analysis of responses to the question, "What do you feel are the advantages and disadvantages of this location?" made by 284 mobile home park residents and 139 persons with mobile homes on their own land.

MOBILE HOME PARKS

Since pipeline construction began the number of spaces in mobile home parks has increased 106% from 859 in April 1974 to 1,767 in July 1976. Of the new mobile homes which came into the Fairbanks area during the pipeline boom, 73% were placed in mobile home parks. At present, about half the mobile homes in the Borough are located in parks. This is in contrast to the situation in 1974 when 38% of the mobile homes were in parks and the remainder were on private land.

Location of Mobile Homes

	Parks	% of Total	Private Land	% of Total	Total
1974	859	38%	1,378	62%	2,237
1975	1,366	47%	1,526	53%	2,896
1976	1,767	51%	1,715	49%	3,482

Source: Fairbanks North Star Borough Assessing Office.

Prior to the pipeline only 3 mobile home parks in Fairbanks, had more than 50 mobile home spaces. By fall 1976 there will be 11 parks with 50 or more spaces. To meet the demand for mobile home spaces a number of the existing parks expanded and some new parks were established. It is likely that the high capital outlay required to acquire land, provide for water and sewerage treatment, roads, and other design requirements will continue the development trend to large mobile home parks.

Fairbanks Mobile Home Courts by Size
Fall 1976

	# Courts	%	Total # Spaces	%
Less than 10 spaces	19	35%	101	5%
10-19 spaces	11	20%	141	8%
20-49 spaces	12	23%	399	22%
50-99 spaces	7	13%	451	24%
100 or more	4	7%	759	41%
Total	53		1,851	

Table includes spaces under construction which are scheduled for occupancy by fall 1976. It does not include the 515 unit Columbia Park since the completion schedule is still tentative.

Borough Regulations

The Fairbanks North Star Borough defines a mobile home park as "a land parcel in one ownership which is managed for occupancy by more than two mobile homes." All mobile home parks are required to obtain mobile home park permits annually and pay a permit fee of $3 for each mobile home space. Regulations with which mobile home parks must comply to meet Borough approval include:

1. Spacing: A minimum of 3,000 square feet of land area must be provided for each mobile home. No mobile home or its additions are to be placed closer than 15 feet from any other mobile home or its additions.

2. Power: All spaces must be served by 215/230 volt power feed wiring.

3. Streets: Streets must be surfaced with all-weather material such as gravel, cinders, asphalt or concrete; grades exceeding 6% are not permitted.

4. Water and sewerage: All mobile homes must be connected to water and sewerage systems approved by the Fairbanks North Star Borough and/or the State.

5. Garbage: Adequate arrangements must be made for the removal of garbage and refuse.

(Fairbanks North Star Borough Ordinances, Chapter 17.32 "Mobile Home Parks")

Mobile home park spaces established prior to August 28, 1969 are exempted from the spacing and layout requirements but are required to provide water, sewerage and garbage disposal services.

New State Regulations

In 1976 the Alaska State Legislature passed a bill (SCS CSHB 829 am S) which ammended the Alaska Landlord Tenant Act to include provisions which covered mobile home parks. Provisions of the legislation which went into effect September 6, 1976 include:

Selling Mobile Homes Within Parks

1. Mobile home parks may not deny a tenant the right to sell his/her mobile home within the park or require the removal of the mobile home from the park solely because the home has been sold.

2. Within 30 days of being notified that a tenant plans to sell the mobile home to a specified buyer, the mobile home park

may refuse to allow a sale for one or more of the following reasons:

-The mobile home is in violation of laws or ordinances relating to health, safety of welfare.

-The proposed buyer refuses to assume the same terms as are in the existing rental agreement.

-The proposed buyer does not have sufficient financial responsibility.

3. Mobile home parks may not require persons selling or buying mobile homes already in their parks to pay a transfer fee.

Park Requirements for Improvements

1. Mobile home park operators must disclose fully in writing all capital improvements to be made by the tenant including, but not limited to skirting or utility hook-ups, before entering into a rental agreement.

2. Mobile home park operators may determine by rule or regulation the style or quality of the equipment, including but not limited to underskirting and tie-downs, but may not require that the equipment be purchased from the operator.

Evictions

Mobile home park operators may evict tenants only for one of the following reasons:

1. The mobile home dweller or tenant has defaulted in the payment of rent owed.

2. The mobile home dweller or tenant has been convicted of violating a federal or state law or local ordinance, and that violation is continuing and is detrimental to the health, safety or welfare of other dwellers or tenants in the mobile home park.

3. The mobile home dweller or tenant has violated a reasonable rule or regulation properly established by the operator.

4. A change in the use of the land comprising the mobile home park, or the portion of it on which the mobile home to be evicted is located; however, all dwellers or tenants so affected shall be given at least 90 days notice, or longer if provided for in a valid lease.

Survey of Mobile Home Park Owners

The Impact Information Center conducted a telephone survey of the owners and/or managers of the mobile home parks in the Borough which had 20 or more spaces. Impact Center staff were able to contact 17 of the 21 major parks, which accounted for 76% of the mobile home park spaces in the area.

The owners were asked if they had vacancies during the pipeline period and the answer was a nearly unanimous "no." They said most of the turnover which occurred in their parks was due to residents who sold their mobile homes, but the new owners usually did not move them after the purchase. Most of the parks indicated that they had been full prior to the pipeline. They said that the few vacancies that occurred during the past two and one-half years were filled immediately.

Prior to the pipeline period, average space rents in Fairbanks were $80 to $90 per month. The Impact Center's survey found that they now average about $100-109 per month. Park owners attributed the increase in space rents to increased taxes, utility costs, maintenance costs, and inflation. Some comments were:

> *"Financially it hasn't been worth our while, but if we ask for another rent increase they'll go to the Emergency Rent Review Board and we'll have to furnish financial statements and open them to the tenants - it isn't any of their business. We even considered closing the court because its more of a nuisance. We need to raise our rent to $95 or $100 a month like other courts."*

> *"Underground oil and water mains take a lot of time to fix and repair. With the increase in taxes it has been rough. Nobody could live on what they make in a trailer park unless it's huge. We have been reluctant to raise rent because I think while most tenants feel we're good landlords, there has to be something visible to them that's an improvement. The kinds of things we do are not visible benefits. We dug up the gas line and it cost $2,000, had to put more gravel on the road, etc. Eventually we will have to raise, but I am reluctant - these are all nice people."*

Many of the parks contacted by the Impact Center said they had problems with extra persons living in mobile homes during the pipeline period. This is further confirmation that many persons have coped with the housing shortage in Fairbanks by "doubling-up". The Impact Center first noticed this in its monthly survey of housing advertised for rent in which the number of Wanted to Share ads increased during months of peak demand for housing. An Impact Center survey in April 1976 (see Impact Information Center Report No. 27) also found that doubling up was the number one problem for apartment owners and managers.

Most mobile home parks indicated that they had a rule which limited occupancy to one family per mobile home, but some said they had put the

rule in writing during the pipeline period. Most also prohibit their tenants from sub-leasing mobile homes. Some indicated that they knew these rules were being violated, but managers of the larger parks, in particular, said it was very difficult to keep track of who the tenants were. One manager said that after a couple in her park were divorced, the husband left to work on the pipeline and rented the mobile home to eight men. The mobile home was subsequently evicted from the park. Managers said extra persons in mobile homes increased water and sewer use, created noise, increased traffic and created parking problems. Two of the larger parks mentioned problems with truck driver tenants who brought their trucks home and parked them adjacent to their mobile homes. In extremely cold temperatures the drivers left the vehicles running all night, which created noise and pollution problems for other tenants.

Ten of the 17 parks surveyed allowed pets. This is in contrast to the Impact Center's apartment complex survey which showed that very few apartments allowed pets:

Pets Allowed?

	Yes	Small Only	No
Apartments (based on survey of 29 apts. = 1500 units)	3%	8%	89%
Mobile Home Parks (based on 1341 units in 17 parks contacted)	15%	25%	60%

Although mobile home parks allow pets much more frequently than apartments, parks have been tightening up their regulations concerning pets. Several owners indicated a no pet rule had been adopted recently They usually allowed tenants to keep existing pets but would not admit any new pets into the park. Those which allowed dogs usually required that they be kept in the mobile home or tied up. One of the parks now under construction will allow pets, but will require the owners of dogs and cats to fence their yards. Additionally, residents must agree to remove pets from the park if they disturb neighbors. Some mobile home park residents complained that rules against pets were unwarranted. One noted that it seemed ridiculous to pay $30,000 for "your own home" only to be told that you would have to get rid of a family pet.

Most of the parks contacted by the Impact Center said they had no plans to expand, primarily because they had already developed all their available land. A park in the McGrath Road area and another in the College area have added spaces during summer 1976. A 515 unit mobile home park is currently under construction near North Pole and is expected to begin accepting units in the fall of 1976.

Some park owners, particularly from the smaller parks, said they had few residents who were working on the pipeline and doubted if they could be affected much by the termination of pipeline construction:

"I don't think we'll be affected. People will be leaving after the pipeline, but I don't think they will have trouble selling."

"Mobile home living is getting to be a way of life - taxes and land have gone up so much people can't afford a house."

"I don't think it will affect us, but it will affect the larger parks."

Other mobile home park owners felt that the post-pipeline period might adversely affect their operations:

"I can't help but feel it's going to affect the whole rental situation. Three people that did have pipeline jobs have been laid off."

"We have the feeling that the pipeline is going to affect our park. People will be moving on and trying to sell. We have already noticed some homes being repossessed by banks and dealers. People are going to the Lower '48. Dealers are noticing the effect too, it's not like last year. Still, our park is full - it's close to town."

"Things are going down hill. The party's over. They have built too many houses and apartments and people are going to scram. We go from one extreme to another here in Alaska. I will be glad when the pipeline is over. I'm exhausted and I've got nothing to show for it. I have had it and I am fed up."

Tour of Fairbanks Area Mobile Home Parks

Frank Hunt, property appraiser for the Fairbanks North Star Borough gave the Impact Center a tour of 21 of the area's mobile home parks. Staff had analyzed hundreds of questionnaires from park residents, talked with park owners and mobile home dealers, but seeing the parks first-hand helped to put the information in perspective.

Most of the very small mobile home parks in the area were built prior to the Borough's mobile home park regulations. Mobile homes in these parks are older models which are often only eight to ten feet wide. In some cases the layout, roads and the spacing in these parks would not meet the Borough's current design and construction requirements. In contrast to the uniformity seen in newer parks, mobile homes in these older parks are a variety of brands and models. Many of the mobile homes are sprayed with foam insulation - evidence that they were not

designed to withstand Fairbanks' winters. Despite the high demand for mobile home spaces during the pipeline period, a number of the smaller parks have closed within the past three years. Many of the small older parks are in very poor condition and their spaces are not large enough to accommodate the 14-foot models sold today. Additionally high operating and maintenance costs make it difficult for park owners with a small number of mobile home spaces to make a profit on their investment.

Several mobile home parks, which were established in Fairbanks in the late 1960's and early 1970's put more emphasis on attractive mobile home park layouts and landscaping. Most are situated in wooded areas and have wider spacing and better roads than the older courts. Many residents have added elaborate wanigans, arctic entries, porches or garages to their homes.

During the pipeline boom the high demand for mobile home spaces put priority on the immediate establishment of a large number of spaces as soon as possible, but this was often at the expense of making the parks physically attractive. One of these parks, for example, offered wide roads, underground utilities and a convenient location, but was situated on a dusty treeless stretch of gravel. Most of the parks established during the pipeline period were characterized by uniformity. Nearly all the homes were 14-feet wide and those in the same park were generally the same brand and model and had idential foundations and skirting.

Three parks currently under construction in the area are attempting to put more emphasis on the mobile home environment. Instead of lining up mobile homes in long monotonous rows, they are using cul-de-sac street arrangements. These parks have underground utilities and two will have paved streets and street lights. Much care is being taken to leave natural vegetation and trees. Many of the newer parks are requiring that their tenants landscape and maintain their own spaces in an attractive manner.

Mobile Home Financing

More than 80% of the mobile home owners who responded to the Impact Center's survey indicated that they financed purchase of their homes through a bank or credit union. Banks financed 69% of the new mobile homes, but only half of the used mobile home purchases. Credit unions financed one out of five mobile home purchases of both new and used mobile homes. Four percent of those who purchased new mobile homes indicated that they had paid the full amount in cash, however, 15% of the used mobile homes were purchased with cash. About 13% of the used mobile homes were financed with the previous owner. Only 3% of the mobile homes were financed directly by dealers. The following table summarizes the methods of mobile home financing:

Mobile Home Financing

	Banks	Credit Unions	Cash	Previous Owner	Dealer	Other
Purchased New	69%	21%	4%	-	3%	3%
Purchased Used	50%	20%	15%	13%	1%	1%
Total (new & used)	60%	21%	9%	6%	2%	2%

Based on 432 responses of which 222 were purchased new (51%) and 210 were purchased used (49%).

The Impact Information Center discussed mobile home financing with seven Fairbanks banking institutions and seven credit unions. On a new mobile home, banks typically required 25% down and credit unions required 20%. Most credit unions and banks required a larger downpayment of about one-third to finance the purchase of a used mobile home. The length of financing for new single-wide mobile homes ranged from 5 to 10 years, but most said they tried to limit the financing to 7 years. Used mobile home loans were usually limited to 5 years or less. On the other hand, new double-wide mobile homes were often financed for 10 years. A number of the banks and credit unions said they would not finance mobile homes that were more than 10 years old and some would only finance those 5 years old or less. Annual interest rates were 12% for most credit unions and 9½% for most banks.

Most lenders indicated that they had financed a record number of mobile homes in 1975, but noted that the demand for mobile home loans

had slackened considerably in 1976. None said they had experienced a large number of defaults on mobile home loans, but those who did take repossessions said they had no problem reselling them and did not lose money. Banks and credit unions generally felt their interests were fairly well protected in mobile home loans because of the large downpayments required. In contrast to the 20 to 25% down required on a new mobile home, mortgage loans on conventional houses require only 10% down. Although they did not anticipate major problems with existing loans, most lenders indicated that they were shying away from making new ones. Some have tightened up their loan policies by increasing the percentage of downpayment or shortening the length of the loan. Others indicated that they planned to make no mobile home loans in the near future because they were apprehensive that declining demand for mobile homes in the post-pipeline period may cause values to depreciate.

The Impact Center's survey of mobile home residents illustrates how sharply average mobile home purchase prices have increased in recent years. The rising cost of new mobile homes combined with the high demand for housing have caused mobile homes to appreciate in value rather than depreciate as is common with mobile homes. The average selling price of a mobile home increased from $10,000-14,999 in 1972 to $20-24,999 in 1975. Between 1971 and 1973 the average used mobile home was under $10,000, compared to an average of $15,000-19,999 in 1976. The table below summarizes the changes in mobile home prices:

Average Purchase Price of Mobile Homes

Year Purchased	New	Used
1971	$10,000-14,999	$ 5,000-9,999
1972	10,000-14,999	5,000-9,999
1973	15,000-19,999	5,000-9,999
1974	15,000-19,999	10,000-14,999
1975	20,000-24,999	10,000-14,999
1976	20,000-24,999	15,000-19,999

Median price based on a sample of 149 new and 148 used mobile homes purchased in Fairbanks 1971-1976.

Average Monthly Costs of Mobile Home Living

The Impact Center's survey found that the average monthly living costs for those who purchased mobile homes in 1973 are $400-449/month compared to $550-599/month for those who purchased mobile homes in 1975. However, the table of "Average Monthly Housing Costs Comparison" on the next page shows that the only major difference between the housing costs for homes purchased in 1973 and 1975 is the loan payment. Between 1973 and 1975, the average loan payment increased from $150-199/month to an average of $300-349/month.

Average Monthly Housing Cost Comparisons
for Mobile Homes Which are Being Financed

Average Monthly Costs	Total Sample	Year Purchased			Purchased New	Purchased Used
		1973	1974	1975		
Loan Payment	$266	$150-199	$200-249	$300-349	$250-299	$200-249
Mobile Home Park Space Rent	103	90-99	100-109	100-109	100-109	100-109
Electricity	81	50-74	50-74	50-74	50-74	50-74
Heating Fuel	63	50-74	50-74	50-74	50-74	50-74
Propane*	29	25-49	25-49	25-49	25-49	25-49
Taxes	12	10-19	10-19	10-19	10-19	less than $10
Insurance	28	20-29	20-29	30-39	30-39	20-29
Total	$540	$400-449	$450-499	$550-599	$500-549	$400-449
Approximate Sample Size	326	28	74	154	190	146

*Propane is used by only about one-third of the households.

As noted in the previous section on mobile home financing, the average cost for a new single-wide mobile home purchased in 1975 was $20-24,999. A summary of average monthly costs for homes in that price range is shown in the table below. The table indicates that the average monthly costs for such a home would be $625/month with 52% of that amount going toward repayment of the loan, 17% for space rent, 23% for utilities, and the remaining 8% for taxes and insurance.

Average Monthly Costs for
Singlewide Mobile Home Purchased New

Year: 1975
Price Range: $20-24,999
Location: Mobile Home Park

Monthly Costs	Average	% of Total
Loan Payment	$326	52%
Space Rent	106	17%
Utilities	145	23%
Electricity	77	
Fuel	58	
Propane	29	
Taxes	15	3%
Insurance	33	5%
Total	$625	

Based on a sample of 39 mobile homes; propane was only used in 13 of these.

Taxation of Mobile Homes

In many areas of the United States a major advantage of mobile homes is that owners do not have to pay property tax if they are located in a mobile home park. However, in the Fairbanks North Star Borough, mobile homes are assessed as real property whether they are located on the owner's land or in a mobile home park.

During the pipeline boom the housing shortage and a high inflation rate created a demand for both new and used mobile homes. As a result sales records compiled by the Borough's Assessing Office show that used mobile homes have actually increased in value rather than depreciating during the pipeline construction period. The Borough assesses mobile homes for tax purposes by using information on mobile home sales within the Borough. The data for each manufactured year are compiled separately, and are used to compute an average sales price per square foot. The following table compares the Borough schedule for assessing the value of mobile homes for 1973 and 1976:

Fairbanks North Star Borough Schedule for Assessing Mobile Homes for Tax Purposes 1976

Year of Manufacture	1976 $ Value Per Sq. Foot	1973 $ Value Per Sq. Foot	Year of Manufacture	1976 $ Value Per Sq. Foot	1973 $ Value Per Sq. Foot
1976	Purchase $	-	1964	$15	$7.00
1975	Purchase $	-	1963	$14	$6.66
1974	$23	-	1962	$13	$6.33
1973	$22	Purchase $	1961	$12	$6.00
1972	$20	Purchase $	1960	$11	$5.66
1971	$20	Purchase $	1959	$10	$5.33
1970	$20	$9.00	1958	$ 9	$5.00
1969	$20	$8.66	1957	$ 8	$4.66
1968	$19	$8.33	1956	$ 7	$4.33
1967	$18	$8.00	1955	$ 6	$4.00
1966	$17	$7.66	1954	$ 5	$3.66
1965	$16	$7.33			

Source: Fairbanks North Star Borough, Assessing Department.

MOBILE HOMES AS COMPANY PROVIDED HOUSING

High housing costs and a shortage of available housing during the pipeline boom made it difficult for many businesses and government agencies to retain existing staff and/or recruit new employees. A number of them overcame this problem by purchasing mobile homes and making them available for rent to their employees.

Collegiate Park

Alyeska Pipeline Service Company had 202 units of company provided housing for its employees in the Fairbanks area. Seventy-five of these, or 37%, were mobile homes which were set up in Collegiate Park in the University West subdivision. Most homes in this area are valued at $75,000 or more and some University West residents protested the establishment of a mobile home park in the subdivision. The park was approved with the provision that after 5 years the mobile homes would be removed and the land would be converted to a conventional subdivision.

Twenty-eight of the 70 mobile homes occupied at Collegiate Park, or 40%, responded to the Impact Center's questionnaire. Nearly all of Collegiate Park's residents moved to Fairbanks during the pipeline boom, all were employed by Alyeska and all lived at least 10 miles from work. Their mobile homes were of the same year and model, except some that had 2-bedrooms and that others had 3-bedrooms. Most of the residents had never lived in a mobile home before and most said they planned to leave Fairbanks when pipeline construction was over.

In listing the advantages of mobile home living in Fairbanks, 54% of Collegiate Park's residents mentioned that it was less expensive than other housing. They related their housing costs to other rentals rather than to buying or building a home. The second ranking advantage was little maintenance, which was mentioned by 29% of the respondents. Fourteen percent of the respondents said that mobile home living offered more privacy and independence than an apartment.

Although 14% of the respondents mentioned that mobile homes were warm and easy to heat, this was outweighed by the 43% who listed heating problems and inadequate insulation as a disadvantage of mobile home living in Fairbanks. By comparison about one-fourth of all the respondents to the Impact Center's survey mentioned problems with heating mobile homes. It is possible that Collegiate Park residents mentioned heating problems more frequently because they were not accustomed to Alaskan winters. Problems with plumbing and frozen pipes were noted by 39% of the respondents. Some indicated that their freezing pipes resulted from power outages. Complaints about the lack of space, poor quality of construction and fire hazards were not greatly different from responses of residents in other

mobile home parks. A summary of the advantages and disadvantages is given below:

Ranking of Advantages and Disadvantages of
Mobile Home Living in Fairbanks
By Collegiate Park Residents

Advantages	Disadvantages
1. Less expensive than other housing (54%)	1. Heating problems, inadequate insulation (43%)
2. Little maintenance, easy cleaning, compact, and convenient (29%)	2. Plumbing problems and frozen pipes (39%)
3. Privacy and independence (18%)	3. Mobile homes too small, not enough storage (32%)
4. Lower operating and maintenance costs (14%)	4. Poor quality construction (18%)
5. Warm, easy to heat (14%)	5. Burn more easily, fire trap (7%)

Based on a sample of 28 Collegiate Park households

In answer to the question "Why did you choose this location?", most Collegiate Park respondents answered "company provided". Some other responses were:

"dictated by Alyeska"

"company made it available to us"

"there was no other place"

"no other housing available for pipeliners with pets."

In ranking the advantages of the location, 46% said they liked Collegiate Park because it was out of town:

"quiet and country feeling"

"its away from noise and ice fog"

The closeness of the park to schools and/or the University of Alaska was mentioned by 29% of the respondents as an advantage of the location. One gave "other people in the park are living under the same circumstances" as an advantage. A summary of responses to the advantages and disadvantages

of the location is shown below:

Ranking of Advantages and Disadvantages of Location
by Collegiate Park Residents

Advantages	Disadvantages
1. Out of town, country atmosphere (46%)	1. Inconvenient, too far from work (21%)
2. Convenient, close to schools, close to university (29%)	2. Poor quality of roads and/or maintenance (18%)
3. Allow pets (7%)	3. Lack of fire protection (7%)
	4. Permafrost (7%)
	5. Overcrowding (7%)

Based on a sample of 28 Collegiate Park households.

Twenty-one percent of the residents mentioned that the location was inconvenient because it was too far from work, but many of these also listed being out of town as an advantage. It appears that the distance traveled to work was outweighed by the advantage of being away from town and close to schools and the University. Poor roads and road maintenance problems were the second ranking disadvantage and were mentioned by 18% of the respondents.

Rent for all the mobile homes was $350. Residents paid their own utilities. Costs were comparable to or a bit lower than costs for persons in other parks who purchased new mobile homes, but as renters Collegiate Park residents were not required to pay taxes or carry homeowner's insurance. A summary of the average monthly costs of those who responded to the Impact Center's survey is shown below:

Average Monthly Housing Costs
Alyeska Mobile Homes - Collegiate Park

Average Monthly Costs	Two Bedrooms	Three Bedrooms	Two & Three Bedrooms
Rent	$350	$350	$350
Electricity	81	113	98
Heating Fuel	60	65	63
Total	$493	$521	$505

Based on a sample of 13 two-bedroom units and 14 three-bedroom units.

An evaluation of the overall response of Collegiate Park residents (see page 13 for methodology used to evaluate overall response) showed that they liked mobile home living slightly better than other mobile home park residents. However, 32% of Collegiate Park's residents found more advantages than disadvantages to the location compared to 18% of the mobile home residents in other parks. An evaluation of the responses to both the mobile home living and the location questions showed that 19% of Collegiate Park's residents found more disadvantages, compared to 38% for those in other mobile home parks.

Comparison of Overall Advantages and Disadvantages of Mobile Home Living and Location

	Collegiate Park Residents	Mobile Home Park Residents (not including Collegiate Park)
Mobile Home Living		
More advantages	18%	16%
More disadvantages	25%	30%
Fairly equal advantages & disadvantages	57%	54%
Location of Mobile Home		
More advantages	32%	18%
More disadvantages	23%	32%
Fairly equal advantages & disadvantages	45%	50%
Combination of Mobile Home Living and Location		
More advantages	19%	21%
More disadvantages	19%	38%
Fairly equal advantages & disadvantages	62%	41%

Based on a sample of 28 Collegiate Park households and 260 households in other mobile home parks.

Debbie Moss of the Alyeska housing office said that Collegiate Park had been one of the company's best housing facilities. She said there had been some problems during the winter with freezing pipes and settling permafrost, but in general they had been very satisfied. Moss said the mobile homes offered employees more room than most of Alyeska's apartments and cost less than their condominiums. She said there is still a waiting list of employees who want to move into Collegiate Park. Alyeska's plans for disposal of the mobile homes when the pipeline project is over are still indefinite.

Other Company Provided Mobile Homes

The Bureau of Indian Affairs purchased 21 mobile homes for their employees in 1975. Frank Sipes, of the Fairbanks BIA office said the housing shortage was "getting rough for employees - especially the lower paid ones." He said the agency also found that it could not recruit new staff without housing. Sipes termed the housing a "mixed blessing," but said it had worked out fairly well except for some minor maintenance problems. Five of the 17 occupied BIA mobile home households responded to the Impact Center survey. Three of the five mentioned problems heating their mobile homes. Other complaints related to the fact that the park was not yet completed and streets were still unpaved. Rents charged by BIA included utilities. All of those who responded lived in 3 bedroom mobile homes, but their monthly rents ranged from $220 to $485 depending on the employee's salary.

George Puziak of Arctic Constructors said his firm purchased a small mobile home park in 1974 which contained several older mobile homes. The company renovated the existing homes and purchased some new ones for a total of 13 mobile homes. The units were used to house new employees coming to Alaska from the Lower '48. Puziak said the park had worked very well, particularly since the homes were adjacent to the company's headquarters which made it convenient for staff to get to work.

The Bureau of Land Management purchased 10 mobile home units to house incoming personnel temporarily until they could find other housing. Richard Le Dosquet, of BLM said they tried to limit employees to a six-month stay in the homes, but some had stayed longer. He said the agency had been pleased with the mobile homes, but had been very dissatisfied with the mobile home park in which the homes were located. Le Dosquet said that there had been problems with water, sewers, permafrost, frozen pipes, and fires, and that BLM planned to move the units to another location.

Heating & Insulation

For a number of years the Alaska Department of Commerce has required that all mobile homes transported to the state meet a construction code which mandated a greater amount of insulation than is commonly found in mobile homes sold in the "Lower '48." The regulations established different insulation requirements for three areas within the state: Southeastern Alaska (Zone 1), Anchorage (Zone 2), and Fairbanks (Zone 3). The regulations were administered by the Department's Weights and Measures Section. In spite of these requirements, respondents to the Impact Center's survey ranked heating as the major problem with mobile home living in Fairbanks (see previous section on disadvantages, p.10).

Leo Howe of the Department's Weights and Measures Section in Fairbanks explained that manufacturers who wished to sell mobile homes in Alaska were required to obtain prior approval of their designs and post a bond to guarantee that all units sold in Alaska were manufactured according to the specifications. Between 1970 and 1975 the state approved designs from about 18 manufacturers for 40 to 50 different brands and up to 400 different models of mobile homes. Transportation carriers were not allowed to bring units into Alaska which did not carry a state approved tag. Arrangements with the U.S. Customs station at Tok also prevented individuals from bringing mobile homes into the state which did not meet the code.

As of June 15, 1976 the Alaska code was replaced by a national code for mobile home construction established by the U.S. Department of Housing and Urban Development. The code is designed to give consumers assurance that mobile homes meet minimum design and construction standards. The insulating properties of HUD mobile homes approved for Alaska must be sufficient to maintain a temperature of 70 degrees inside the home when the outside temperature is -50 degrees. The former Alaskan code required that homes maintain a temperature of 70 degrees inside when the outside temperature was -60 degrees. The state has supplied HUD with data which demonstrates the need for higher insulation requirements for Fairbanks, but as yet they have not been changed.

The Impact Information Center discussed heating and insulation problems with Axel Carlson, Extension Engineer, with the University of Alaska's Cooperative Extension Service. Carlson attributed the major problem with heating both mobile homes and conventional houses in Fairbanks to cold floors. He said that the thermostat may read 75 degrees, but a cold floor will likely create temperature stratifications with temperatures much lower near the floor and much higher near the ceiling. Carlson said his research had indicated that insulating and heating the crawl space under a mobile home would

increase the heating efficiency and prevent such temperature stratifications. Carlson suggested that mobile homes should have wooden double-pane windows rather than metal ones and that mobile homes have attached arctic entries. The Impact Information Center's tour of mobile home parks revealed that arctic entries were one of the most common modifications made to mobile homes, but at present are not part of the requirements.

In spite of such modifications, however, Carlson explained that the elongated shape of singlewide mobile homes is more expensive to heat than a standard home which is more symmetrical in shape. He said, that a 10' X 76.8' mobile home and a 24' X 32' conventional home both contain 768 square feet, but the mobile home has 1,243 square feet of outside wall surface exposed to the cold, where as the conventional home has only 749 square feet of outside wall area. As a result, mobile homes which are identical to conventional homes except for their elongated shape, will cost more to heat. Carlson estimated that the annual oil heating fuel costs for the 10' X 76.8' mobile home would be $687 compared to $572 for the 24' X 32' conventional house, a difference of 20%. Carlson also calculated that further savings could be attained by heating the crawl space. The "Comparison of Heating Costs" table below gives Carlson's estimates of heating cost differences for mobile homes and conventional houses of the same floor space for five different types of heating fuels.

Comparison of Heating Costs
For Mobile Homes & Conventional Houses

Mobile Home A = 10 x 76.8, with closed crawl space
Mobile Home B = 12 x 64, with closed crawl space
Home A = 24 x 32, one story post and beam house with closed crawl space
Home B = 24 x 32, one story post and beam house with heated crawl space
Calculations are based on annual mean temperature for Fairbanks which is 25.6°F
All units have the following characteristics:

Size: 768 sq. feet
Insulation: 6" floor, 3" walls, 9" roof
Doors: Insulated
Windows: Double pane glass

Type of Heating Fuel	Cost Per Unit	Total Annual Heating Costs			
		Mobile Home A	Mobile Home B	Home A	Home B
Bituminous Coal	$31.45/ton	$ 262	$ 246	$ 218	$200
Electricity	$.0355/KWH	1,238	1,163	1,031	945
Fuel Oil	$.54/gallon	687	645	572	524
Propane	$.69/gallon	1,278	1,201	1,064	975
Spruce Wood	$28/cord	409	384	340	312

Source: Axel R. Carlson, Extension Engineer, Cooperative Extension Service, University of Alaska, Fairbanks, Ak. 99701.

Fire Safety

As noted in the discussion of the disadvantages of mobile home living, about 6% of the respondents to the Impact Center's survey mentioned that they felt mobile homes were more subject to fire hazards than other types of residences. About 8% of those living in mobile home parks mentioned fire danger as a disadvantage, compared to only 3% of those living on their own land. In 1975 the incidence of fires in mobile home parks was not significantly different from the occurences in those on private land. More concern about fire safety by park residents may be related to the fact that many of the respondents live in the larger mobile home parks where it is more likely that they have seen a mobile home fire.

It appears that the difference between fires in mobile homes in parks and those on private land is not the rate of occurence, but the percentage of loss. Curtis Green of State Farm Insurance noted that the proximity of neighbors in mobile home parks increase the chance that a fire will be detected sooner. He said that it had been State Farm's

Fairbanks North Star Borough
Mobile Home Fires by Cause
1970-1975

	1970	1971	1972	1973	1974	1975	1970 -75	1970-75 % of Total Causes	1970-75 % of Known Causes
Electrical	2	2	5	2	2	6	19	13%	21%
Smoking	0	1	1	1	1	1	5	4%	6%
Children	1	0	0	1	0	2	4	3%	4%
Arson	0	0	0	0	2	2	4	3%	4%
Furnace	4	2	6	7	3	6	28	20%	31%
Carelessness	2	0	4	0	0	2	8	6%	9%
Cooking	1	0	0	0	0	2	3	2%	3%
Miscellaneous	1	1	3	2	1	4	12	8%	13%
Propane	0	0	1	0	0	0	1	1%	1%
Thawing Pipes	0	1	0	0	0	2	3	2%	3%
Stove Pipe	0	0	0	0	1	0	1	1%	1%
Wood Stove	0	1	0	0	0	0	1	1%	1%
Unknown/ Unreported	3	9	11	2	15	13	53	37%	-
Total Fires	14	17	31	15	25	40	142	142	142

Source: Chip Wagoner, Fairbanks North Star Borough Comprehensive Fire Protection Plan (in press). Note: Data for causes of fire are based on mobile home fires in the Borough but not those in the City of Fairbanks, military reservations, or the University of Alaska.

experience both in Alaska and nationwide that the average dollar loss for mobile homes is higher for those on private land than it is for homes in parks. This difference is reflected in State Farm's fire insurance rates which are about 10% higher for mobile homes on private land.

State Fire Marshall Pete Sullivan told the Impact Center that fires in mobile homes spread more quickly than in conventional dwellings, primarily because the walls are not covered with sheet rock. He noted that some older mobile homes had flammable paneling finishes but the new HUD regulations have safety standards which require that materials be resistant to flame spread. Sullivan said some of the older mobile homes had aluminum wiring which is a much greater fire hazard than the copper wiring that is required in the present code.

City Fire Inspector Bill Howe observed that once a mobile home has had a fire it is rarely liveable again. Pete Sullivan said, however,that most of the Borough's mobile homes are located in areas outside the city which do not have fire protection. He said fires in all types of structure in these areas are total losses much more frequently than fires which occur within the City limits and have fire protection.

Chip Wagoner, who is currently preparing a Fairbanks North Star Borough Comprehensive Fire Protection Plan, supplied the Impact Information Center with statistics on the mobile home fires between 1970 and 1975. This information revealed that furnace malfunctions were the leading cause of fires in mobile homes, accounting for 31% of the known causes. By comparison, 19% of the known causes of fires in conventional houses were attributed to furnaces. Electrical fires ranked second as 21% of the known causes, compared to 13% in conventional houses. Thus 52% of the mobile home fires were related to mechanical failure or malfunction, compared to 32% in conventional houses. This data correlates with the results of a study of 910 mobile home fires done by the National Fire Protection Association in 1975 which noted that:

> *"Nearly half of all mobile home fires were the result of mechanical failure or malfunction as compared with a little over one-quarter of the fires in conventional homes. Construction, design and installation deficiencies accounted for just twice the percentage of mobile home fires as other dwellings. "* (A Study of Mobile Home Fires, NFPA No. FR75-2, 1975, p.2 .)

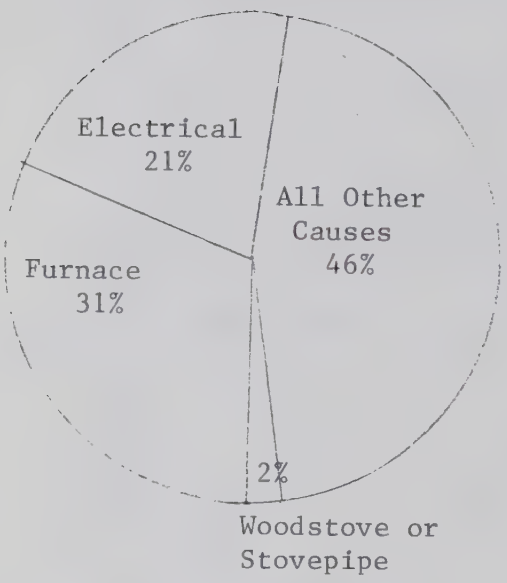
To prevent water and sewer pipes from freezing during extremely cold winter temperatures, many Fairbanks mobile home owners wrap plumbing with heat tapes. The NFPA report identified heat tapes as another potential fire hazard:

> *"Heat tapes were involved in about twelve percent of the electrical equipment ignitions. These are primarily used in mobile homes in colder climates to protect exposed Plumbing against freezing in winter. Underwriters' Laboratories, has recently established new minumum requirements for electric heating cable units for mobile home water pipes. These are patterned generally on Canadian standards that have been in effect for several years*

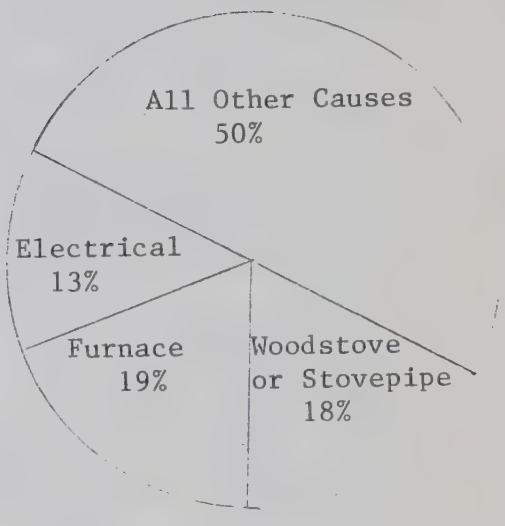
Fairbanks North Star Borough
1970-1975

Comparison of Known Causes of Fires
In Mobile Homes and Other Residences

Mobile Homes



Houses and Apartments



Comparison of Fire Deaths
In Mobile Homes and Other Residences

Year	Mobile Homes	Houses and Apartments
1970	2	2
1971	7	4
1972	3	2
1973	0	0
1974	1	2
1975	0	2

Source: Chip Wagoner, Fairbanks North Star Borough Comprehensive Fire Protection Plan (in press). Note: Data for causes of fire are based on mobile home fires in the Borough, but not those in the City of Fairbanks, military reservations, or the University of Alaska. Data for deaths is for all fires in Borough.

and are credited with bringing about a significant reduction in the hazards of heat tape installations." (Ibid)

Between 1970 and 1972 mobile home fires accounted for 60% of the fire deaths in Fairbanks residences, although mobile homes were less than 20% of the total housing units. Beginning in February 1973 mobile homes sold in Alaska were required to have smoke detectors in all sleeping areas. Between 1973 and 1975 only one fire death in Fairbanks occured in a mobile home, compared to four in other types of residences. It appears likely that the smoke detector requirement for mobile homes has been a major factor in reducing the number of fatalities in mobile home fires. The NFPA report on mobile home fires said:

"None of the reports of fatal mobile home fires reviewed in connection with this study indicated that the mobile homes in which the fires occurred were equipped with either heat or smoke detectors." (Ibid.,p.11)

The new HUD regulations for mobile homes which went into effect June 15, 1976 require smoke detectors in all sleeping areas.

In the Impact Center's survey of mobile home residents the lack of fire protection, problems in obtaining fire insurance, and high fire insurance rates were mentioned as disadvantages by 7% of those living in mobile home parks and 11% residing on their own land.

The Impact Center contacted State Farm Insurance, the major fire insurer of mobile homes in the Fairbanks area, to discuss their requirements for insuring mobile homes. Charlotte Huhn said that State Farm will offer insurance to residents in only 13 of the mobile home parks in the Fairbanks area. She said the approved parks were usually new. Due to the potential of fire spreading from one mobile home to others in a park, State Farm will only insure a percentage of the mobile homes based on the size and condition of the park. Mobile homes insured by State Farm must be less than 10 years old, have the wheels removed, be on a foundation, and be connected to all utilities. Mobile homes situated on private land must meet the same requirements but the water supply must be from a utilities company or well. Water holding tanks alone are not acceptable.

Consumer Complaints About Mobile Homes

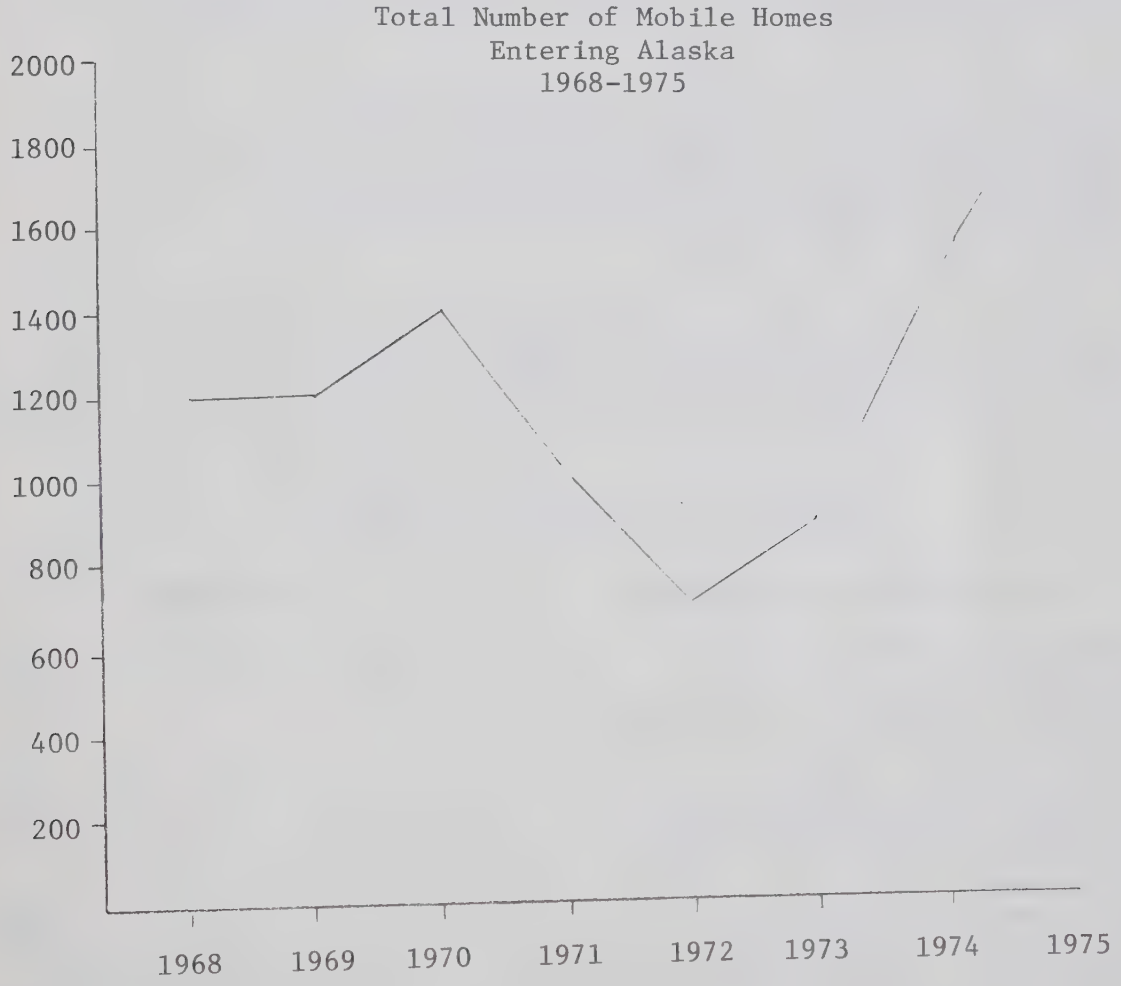
The Fairbanks Consumer Protection Office told the Impact Information Center that it had handled 33 mobile home complaints during the last three years, 18 of which were made between July 1975 and June 1976. The office said the complaints were primarily in regard to mobile home defects.

Leo Howe of the State's Weights and Measures Section, said that about 20 of these complaints had been followed up by his office. He explained that the Weights and Measures Section does not have control over service

complaints, but can require that mobile homes meet code requirements. Howe said most of the complaints related to defects which caused interior icing, window icing, or condensation. He estimated that about 70% of the complaints warranted some corrective action. Howe said that to date the office has not had to take official action against any Fairbanks dealers or their mobile home manufacturers but noted that they are required to post a bond with the state to insure that the homes meet the Alaskan codes. If they did not voluntarily correct defects, the costs for such modifications would be covered by the bond.

THE FUTURE OF MOBILE HOME LIVING IN FAIRBANKS

As the graph below illustrates, there have been wide fluctuations in the annual number of mobile homes brought into the state. Mobile home sales increased after the 1969 Bonus Oil Lease Sale, but when the oil pipeline was delayed sales declined. Beginning in 1973 Alaska's mobile home industry experienced a rapid growth. A record 2,000 mobile homes were brought into Alaska during 1975, but the state's Weights and Measures Section estimated that the number brought in during 1976 would be considerably lower. In visits to the five local mobile home dealers, Impact Center staff found that many of the units available for sale were 1975 models. Dealers said that their sales were down substantially from last year's levels. The lower demand for mobile homes reflects an easing in the Fairbanks housing market. The



Source: Mobile Home Inspector, Weights and Measures Section, Alaska Department of Commerce, Anchorage.

Impact Center's survey of advertised housing rentals dipped to a low of only 18 units in March 1975, however, the survey for August 1976 found that 268 units were advertised.

Although 87% of the mobile home residents who responded to the Impact Center's survey said a conventional house was their first housing choice, the high cost of such homes puts them beyond the reach of many Fairbanks residents. Nationally the percentage of families who can afford to purchase homes has declined. Fortune magazine noted:

> *" . . . in 1959 seven out of ten American families had enough income to make the monthly payments on a median-priced new house . . . By the end of last year (1975), only about four of the ten families could afford the payments on that median-priced house* (Fortune, April 1976, p. 84).

The article went on to predict that high interest rates and increasing construction costs would create a continued demand for mobile homes:

> *"A large part of the demand for new housing over the next fifteen years will be met by mobile homes, a sector of the shelter market that is sometimes overlooked . . . Mobile homes have been providing nearly 20 percent of the nation's output of shelter and more than 90 percent of new housing priced below $20,000* (Ibid., pp. 86-87).

Demand for mobile homes in Fairbanks during the post-pipeline period will be closely linked to the area's population level. At the present time one of the most frequently discussed questions is "How many people will leave Fairbanks when pipeline construction is over? Some predict a major exodus,

"Do You Plan to Stay in Fairbanks When Pipeline Construction is Over?"

Type of Mobile Home Household	Yes	No	Undecided	Sample Size
All Households Surveyed	83%	14%	3%	529
Newcomers - in Fairbanks 3 Yrs. or Less	69%	26%	5%	220
Pre-Pipeline Residents - in Fairbanks 4 Years or More	92%	6%	6%	300
Mobile Home Park Residents	78%	18%	3%	319
Mobile Home Residents on Own Land	91%	6%	3%	169
Mobile Home Residents Not in Parks or on Own Land	82%	15%	3%	33
Pipeline Worker in Household	65%	27%	8%	136
Alyeska Mobile Homes (Collegiate Park)	15%	73%	12%	26
Pipeline Worker in Household, not including Collegiate Park	77%	16%	7%	110

others say that people will stay because of the potential for a gas pipeline and further resource development. The Impact Center's survey asked mobile home residents if they planned to stay in Fairbanks when pipeline construction ended and 83% said yes. A more detailed breakdown of the responses for different segments of the mobile home population is shown on the opposite page. It is likely that some persons may change their minds about whether to leave or stay depending on the availability of local employment and the overall condition of the Fairbanks economy.

Nearly a third of the mobile home residents surveyed by the Impact Center said they planned to stay in their mobile homes either permanently or had not made plans to live elsewhere. Three percent said they had sold their homes already and twelve percent indicated that they did not plan to remain living in their mobile home very much longer. The table below summarizes plans of several groups of residents regarding how long they will stay in their mobile homes:

"How Long Do You Plan to Stay in This Mobile Home?"*

	All Households	Residents 3 yrs. or less	Residents 4 yrs. or more	Mobile Home Park Residents	Mobile Home Residents on Own Land
"Several years, permanently, no plans to live elsewhere," etc.	31%	29%	33%	29%	37%
"Until we can buy or build a home"	20%	20%	19%	15%	22%
"A few more years"	14%	16%	13%	16%	13%
"Less than a year"	12%	13%	12%	15%	8%
"Sold it already"	3%	3%	3%	4%	1%
Other	5%	5%	5%	4%	7%
"Not sure, don't know"	15%	14%	15%	17%	12%
Number of Responses	422	152	262	245	141

*Question was only asked of residents who said they planned to stay in Fairbanks after pipeline construction ended.

A number of the respondents to the Impact Center's survey expressed their views about the future. One pipeline worker who had recently purchased

a mobile home, and now has it for sale plans to leave Fairbanks. He commented:

> *"I loved Fairbanks when I got here in December 1968, but I can't afford it when the pipeline is over . . . I'm not taking money and running back to the 'Lower '48' because I want to (I'll probably be back), but economically til things settle down, I'm leaving . . . There's going to be one HELL of a mobile home market glut!"*

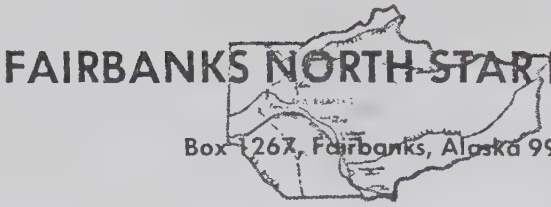
A mobile home resident who moved to Fairbanks from Kenai two year ago predicted:

> *"Fairbanks trailer owners will eventually encounter the same problem as those in Kenai during the oil boom. The assessed value by the Borough and appraised value will remain far above the fair market value."*

Other residents commented that they were looking forward to the end of pipeline construction:

> *"We've been here this long why should we leave? We hope the boomers leave and let us get back to a good life again."*

APPENDIX



FAIRBANKS NORTH STAR BOROUGH

Box 1267, Fairbanks, Alaska 99707

IMPACT INFORMATION CENTER

July, 1976

Dear Mobile Home Resident:

The Impact Information Center is preparing a report on mobile home living in Fairbanks. The number of mobile homes has increased substantially during the pipeline construction period and we are trying to evaluate the role they have played in meeting the community's housing needs.

Our report will include surveys of the major mobile home park owners and managers, mobile home dealers, and lending institutions which finance mobile homes. In addition, we plan to evaluate mobile home living from the perspective of mobile home residents. We encourage you to participate in this evaluation by completing the enclosed questionnaire and returning it to us in the return envelope provided. We have found that the questionnaire usually takes about 10 minutes.

All replies will be kept strictly confidential and our report will not identify individuals or mobile home parks they live in by name. If you include your name and address, we will send you a copy of the final report. Thank you.

Sincerely,

Sue Fison

Sue Fison, Director
Impact Information Center

Enclosures

IMPACT INFORMATION CENTER
Survey of Mobile Home Residents
July 1976

1. How long have you lived in Fairbanks? _____ How long have you lived in this mobile home? _____

2. How many people live in this mobile home? _____

   Please give the ages of the residents: _____

3. Have you ever lived in a mobile home before? ☐ yes ☐ no

   If yes, where did you live before? _____
   (city & state)

4. Why did you decide to live in a mobile home in Fairbanks?

   ☐ I prefer mobile home living ☐ Other housing was too expensive

   ☐ No other housing was available ☐ Other: _____

   If you do not prefer mobile home living, what is your first choice?

   ☐ Rent apartment ☐ Rent house ☐ Other: _____

   ☐ Own house ☐ Own condominium _____

5. What are the advantages and disadvantages of mobile home living in Fairbanks?

Advantages	Disadvantages

6. What type of mobile home do you live in? ☐ Single-wide ☐ Double-wide

   Bedrooms: ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more. Wanigan: ☐ yes ☐ no

7. Where is this mobile home located?

   ☐ Mobile home park ☐ Own land ☐ Other, _____

   Why did you choose this location? _____

   What do you feel are the advantages and disadvantages of this location?

Advantages	Disadvantages

   Do you plan to move this mobile home to another location? ☐ yes ☐ no

   If yes, when and where do you plan to move it? _____

(over)

8. If you own or are currently buying a mobile home please give the following information:

How was purchase of your mobile home financed?

☐ Bank ☐ Dealer ☐ Credit Union ☐ Previous owner

☐ Cash ☐ Other: _____

Purchase price: $ _____ Year purchased: _____

Purchased: ☐ new ☐ used

Does this purchase price include land? ☐ yes ☐ no

9. Estimated costs to live in this mobile home (fill in blanks which apply to you):

Monthly loan payment (for those purchasing a mobile home) $_____

Monthly land payment (for those located on own land) $_____

Monthly rental payment (for those renting a mobile home) $_____

Monthly space rent (mobile home park) $_____

Electricity: Most recent bill $ _____; Most expensive month $_____

Fuel oil: $_____ per ☐ month, ☐ 6 months, ☐ year, ☐ _____

Propane: $_____ per ☐ month, ☐ 6 months, ☐ year, ☐ _____

Taxes: $_____ per ☐ month, ☐ 6 months, ☐ year, ☐ _____

Insurance: $_____ per ☐ month, ☐ 6 months, ☐ year, ☐ _____

Other costs: _____

_____

10. Do you plan to stay in Fairbanks when pipeline construction is over?

☐ yes ☐ no

If yes, how long do you plan to continue living in this mobile home: _____

_____

11. Does anyone living in this mobile home work on the pipeline? ☐ yes ☐ no

12. Is this mobile home presently for sale? ☐ yes ☐ no

We welcome any other comments regarding mobile home living in Fairbanks.

NOTE: It is not necessary to give your name and address. If you would like the Impact Information Center to send you a copy of our report on mobile homes in Fairbanks, you may provide your name and mailing address below.

Name & Mailing Address: _____

_____

_____

Thank you!

Survey of Mobile Home Residents
Questionnaire Return Rates

	Mobile Home Parks	Mobile Homes On Own Land	Mobile Homes On Another's Land	Total
Total Mobile Homes in Borough	1,767	1,307	408	3,482
Number not sent questionnaires	259	27	1	287
Number returned undeliverable as addressed	190	48	62	300
Total assumed received	1,318	1,232	345	2,895
Total Questionnaires Returned	347	199	36	607*
Not used	8	16	0	42*
Late returns	16	9	2	27
Total analyzed for report	323	174	34	538*
Return Rates				
Total returned ÷ total mobile homes in Borough	20%	15%	9%	17%
Total returned ÷ total assumed received	26%	16%	10%	21%
Sample Sizes				
Total analized for report ÷ total mobile homes in borough	18%	13%	8%	15%
Total analized for report ÷ total assumed received	25%	14%	10%	19%

*Totals include questionnaires returned where location was not given.

ACKNOWLEDGEMENTS

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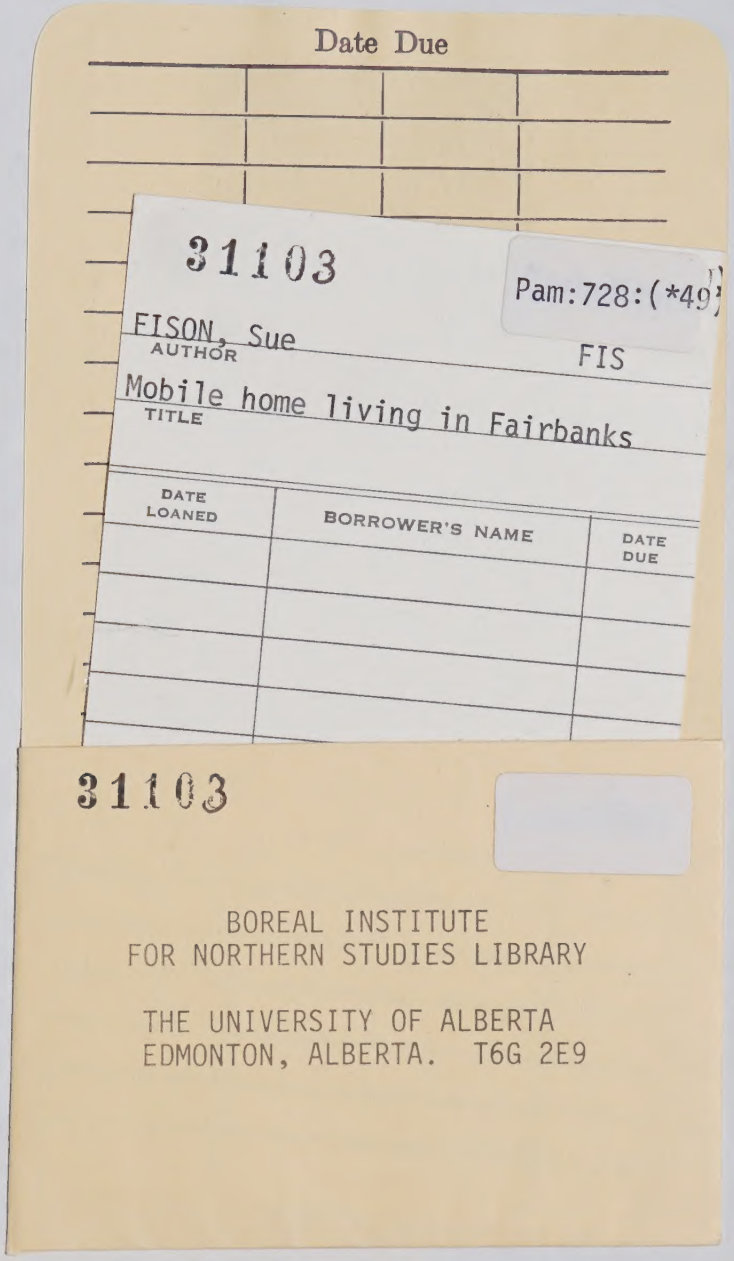
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FISON, Sue
AUTHOR
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